

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

William H. Oliver, Jr., Esq.
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In Re:

BRUCE ALLEN LATSHAW
JENNIFER SUE LATSHAW



Order Filed on March 3, 2021
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No.: 18-24502

Hearing Date: 02/16/2021 @ 9am

Chapter: 13

Judge: MBK

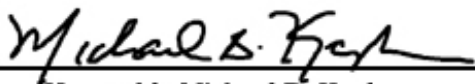
**ORDER AUTHORIZING
SALE OF REAL PROPERTY**

AND TO ALLOW PAY OFF OF DEBTORS' CHAPTER 13 PLAN, OBTAIN AN EARLY DISCHARGE AND THIS
ORDER SHALL BE DEEMED A MODIFICATION TO THE EXTENT NECESSARY UNDER 11 U.S.C. 1329

Recommended Local Form: ☐ Followed ☐ Modified

The relief set forth on the following pages numbered two (2) and three (3) is
ORDERED.

DATED: March 3, 2021


Honorable Michael B. Kaplan
United States Bankruptcy Judge

After review of the Debtor's motion for authorization to sell the real property commonly known as 406 Fairfield Way, Neptune, NJ 07753, New Jersey (the Real Property).

IT IS hereby **ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3. ☒ In accordance with D.N.J. LBR 6004-5, the *Notice of Proposed Private Sale* included a request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore the following professional(s) may be paid at closing.

Name of professional:	Nelson Realtors / Berkshire Hathaway / William H. Oliver, Jr.
Amount to be paid:	2.5% of Sale Price / 2.5% of Sale Price / \$2,500.00
Services rendered:	Real Estate Broker / Real Estate Broker / Attorney for Seller

OR: ☐ Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys on further order of this court.

4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

5. The amount of \$ 49,808.12 claimed as exempt may be paid to the Debtor.

6. The ☒ *balance of proceeds* or the ☒ *balance due on the debtor's Chapter 13 Plan* must be paid to the Chapter 13 Trustee in the Debtor's case. * Subject to paragraph 10.

7. A copy of the HUD settlement statement must be forwarded to the Chapter 13 Trustee 7 days after closing.

8. ☐ The debtor must file a modified Chapter 13 Plan not later than 21 days after the date of this order.

9. Other provisions:

10. The balance of the proceeds paid to the Trustee as per paragraph (6) shall be held in the Trustee's account, subject to and pending further order of the Court.

11. The Stay as authorized by Rule 6004(h) is waived and the sale may proceed without the expiration of the 14 day period per the Rule.

12. The first mortgage MidFirst Bank, will receive a full payoff to satisfy its claim pursuant to a valid payoff figure at the time of closing.

rev.3/3/21

In re:
Bruce Allen Latshaw
Jennifer Sue Latshaw
Debtors

Case No. 18-24502-MBK
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Mar 03, 2021

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 05, 2021:

Recip ID	Recipient Name and Address
db/jdb	+ Bruce Allen Latshaw, Jennifer Sue Latshaw, 406 Fairfield Way, Neptune, NJ 07753-5821

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 05, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 3, 2021 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Craig Scott Keiser	on behalf of Creditor AMERIHOM MORTGAGE COMPANY LLC craig.keiser@law.njoag.gov
Denise E. Carlon	on behalf of Creditor Fifth Third Bank dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Jill Manzo	on behalf of Creditor FULTON BANK OF NEW JERSEY bankruptcy@fkslaw.com
Kevin Gordon McDonald	on behalf of Creditor Fifth Third Bank kmcdonald@kmlawgroup.com bkgroup@kmlawgroup.com
Lynn Therese Nolan	

District/off: 0312-3

User: admin

Page 2 of 2

Date Rcvd: Mar 03, 2021

Form ID: pdf903

Total Noticed: 1

on behalf of Creditor MidFirst Bank ecfnoces@grosspolowy.com lnolan@grosspolowy.com

Ronald S. Gellert

on behalf of Creditor Citizens Bank N.A. rgellert@gsbblaw.com, abrown@gsbblaw.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

William H. Oliver, Jr.

on behalf of Debtor Bruce Allen Latshaw court docs@oliverandlegg.com R59915@notify.bestcase.com

William H. Oliver, Jr.

on behalf of Joint Debtor Jennifer Sue Latshaw court docs@oliverandlegg.com R59915@notify.bestcase.com

TOTAL: 10